



70 BRENDON ROAD,  
NORTH SOMERSET, BS20 6DQ

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GOODMAN  
& LILLEY



A SPACIOUS FOUR BEDROOM SEMI DETACHED CHALET BUNGALOW WITH A LARGE PLOT AND DETACHED DOUBLE GARAGE. THE PROPERTY IS SITUATED IN A QUIET LOCATION AND IS IN NEED OF MODERNIZATION THROUGHOUT, PROVIDING THE NEXT OWNER WITH THE OPPORTUNITY TO PUT THEIR OWN STAMP ON THEIR NEXT HOME.

Accommodation comprising

Entrance porch

Glazed sliding doors open into a storm porch with tiled flooring and glazed sliding doors into the lounge/diner.

Lounge/Diner

A spacious living room with two windows to the front aspect and one to the side overlooking the garden with views towards the estuary. Stairs rising to the first floor and door into the hallway.

Hallway

Doors to bedroom two, three, shower room, kitchen/breakfast room and storage cupboard.

Bedroom Two

A large double bedroom with a window to the side aspect overlooking the garden and estuary views.

Bedroom Three

Currently utilised as a study, this room would make an ideal bedroom with a window overlooking the garden and views.

Shower room

Three piece suite comprising walk in double shower, low level WC and pedestal sink. Window opening into the conservatory.

Kitchen/breakfast

A range of wall and base units with worktop over. Inset sink and drainer, integrated oven and hob with extractor hood. Space for washing machine and fridge freezer. Window and door into the conservatory.

Conservatory

Polycarbonate roof, glazed doors and windows overlooking and opening onto the garden.

Landing

Doors to bedrooms one, four, shower room and dressing room. Window to the side aspect.

Bedroom One

A large dual aspect double bedroom with dormer windows to both the front and the rear. Built in double wardrobes.

Bedroom Four

A single bedroom with built in storage cupboard one of which houses the boiler. Window to the rear aspect .

Dressing room

An extremely useful storage room with a window to the front aspect and built in storage cupboard. This would make a perfect dressing room or nursery.

Shower room

Four piece suite comprising; single shower, low level WC, pedestal sink and bidet. Window to the rear aspect.

Garden

The property is sat in a large plot with gardens to three sides. To the side of the property is a large low maintenance garden with several terraces, from which you can enjoy Estuary views. A raised patio accessed from the conservatory makes an ideal terrace for alfresco dining. A sweeping path leads to a number of raised birders and a gate opening onto the rear access.

Garage and parking

To the rear of the property accessed via a private driveway is a large parking area and carport for up to 6, double garage. The double garage has electric up and over door, light and electric.

- Four bedrooms
  - Large plot with estuary views
  - Quiet location
  - In need modernization throughout
- Two bathrooms
  - Detached double garage, carport and off road parking
  - Diverse accommodation
  - Bursting with potential



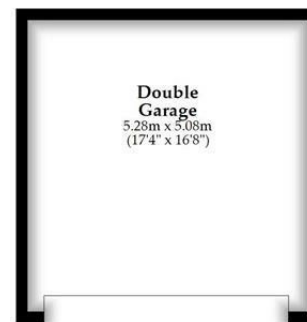
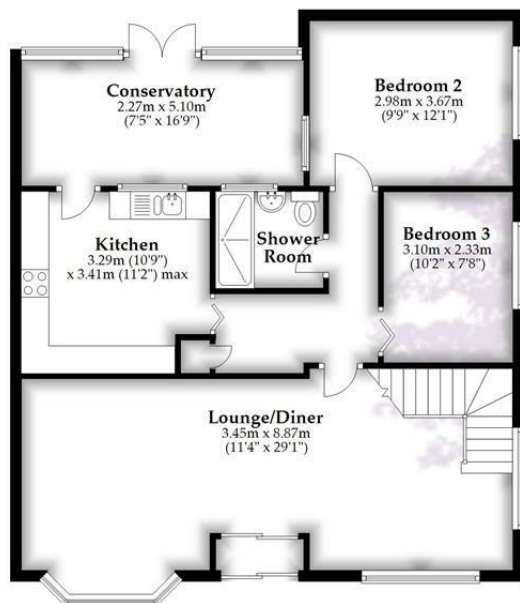
GUIDE PRICE £389,950





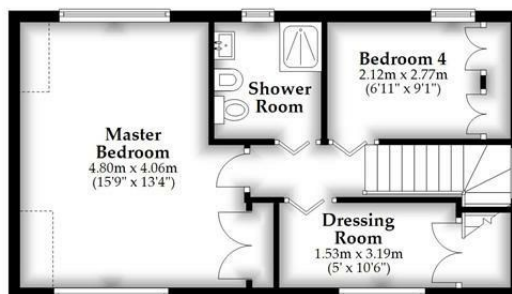
## Ground Floor

Approx. 111.4 sq. metres (1199.0 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 154.0 sq. metres (1657.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

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